

MEMORANDUM

DATE: January 14, 2013

TO: Samantha D. Abell, City Manager

THRU: Patty Huffman, Grants and Projects Manager
Eric Meyer, Planning and Economic Development Director

FROM: Joseph E. Belles, Code Enforcement Officer

SUBJECT: Public Hearing for Substandard Property Conditions, 7728 Narcissus Drive
Gautier, Mississippi 39553

ISSUE:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set the date of February 5, 2013, in order to conduct a public hearing and receive public comment(s) regarding the abatement of the subject property.

BACKGROUND:

Code enforcement identified and substantiated visible code violations and contacted the property owner by telephone from a number located on a For Sale sign in the window of this vacant mobile home. Code enforcement notified the owner of existing code violation and the City's current manufactured home requirements in accordance with the Unified Development Ordinance. A letter was also mailed to the property address after the owner informed code enforcement she still picked up mail at this address. A follow up inspection of the property March 7, 2011 reflected the grass was cut but the other code violations were not corrected. Code enforcement mailed a second letter of violation March 7, 2011. Code enforcement received a hand written note written on the first letter mailed to Ms. Carter and post marked March 14, 2011 informing code enforcement she paid to have the grass cut and was moving back into the home on Friday. Another inspection of the property April 28, 2011 found the property again overgrown and still vacant, code enforcement mailed Ms. Carter a final letter of violation. On May 12, 2011, the property remained in violation and a summons to appear in municipal court was mailed with a court date of June 13, 2011. Code enforcement received an undated letter from Ms Carter, post marked May 17, 2011. The brief letter simply stated a church was having her electrical power turned on and she was moving back into the home on Wednesday. During court, the municipal judge allowed her one week to correct the code violations or return to court June 20, 2011. On June 20, 2011, the property was not in compliance and the owner was fined \$179.50 per day until the violations were corrected or a maximum fine of \$1,000.00 was reached. The code violations were never corrected and the fined reached the maximum limit.

The property owner failed to pay the fine and a warrant was issued for Contempt of Court. In June 2012, another summons to appear July 2, 2012 was mailed and the owner did not appear in municipal court. Court enforcement added this property to the departments list of potential

abatement properties. Neighbors have cleaned the vacant property during the past year but have since relocated, the property has continued to become overgrown, and rodent infested.

Property owners in the vicinity are concerned with the visible appearance of this noncompliant structure and overgrown property. Citizens are concerned for their health, safety and the blight this property reflects on their neighborhood. Code enforcement informed the owner by letter on December 10, 2012, the property would be recommended for an abatement hearing if not in compliance by January 15, 2013.

The property was posted with a copy of the hearing notification letter on January 10, 2013. Additionally, the parcel of land and City of Gautier, bulletin board were posted with a copy of the public hearing notice.

LEGAL DESCRIPTION:

This property listed on the land assessment roll more generally described as:

<u>Legal Description:</u>	PIDN 85441260.000 Lot 187 HICKORY HILL ESTATE SUBDIVISION Unit # 10 Deed Book 1479, page 367
<u>Property Address:</u>	7728 NARCISSUS DRIVE
<u>Owners of Record:</u>	Evelina Carter
<u>Last Known Address:</u>	7728 Narcissus Drive Gautier, Mississippi 39553

RECOMMENDATION:

The City Council should make a determination to find the property a menace to public health, safety and welfare of the community and direct staff to commence with the abatement of the dilapidated structure and surrounding property after the statutory 10-day appeal period from the date of Council action and adjournment.

Parcel Information

PIDN: 85441260.000
GISP: 771.12-02-0366.00

Owner Information

Name: CARTER EVELINA Percent of Ownership: 100
Name2:
Mailing Address: 7728 NARCISSUS DR Physical Address: 7728 NARCISSUS DR GAUTIER
GAUTIER MS 39553

Land Information

Section, Township, Range: 12 7S 7W Acreage: .00
Street Name: NARCISSUS DR

Value and Tax Information

Total Assessed Value: 620 Total Appraised Value: 4130
Improvement Value: 0 Land Value: 4130
Tax Amount: 81 SQ. FT: 0 Year Built: 1992

Legal Description

Description: LOT 187 HICKORY HILL EST S/D UNIT #10 DB 1479-367 (366 Map771.12-02) TRL#71603 '92 16X56
APLAUSE
Deed Book / Page: 1479 / 367



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Property Link

JACKSON COUNTY, MS

Current Date 6/ 6/2012

Tax Year 2011
Records Last Updated 6/ 5/2012

OWNER	CARTER EVELINA 7728 NARCISSUS DR GAUTIER MS 39553	PROPERTY DETAIL	ACRES : **NA** LAND VALUE : 4130 IMPROVEMENTS : **NA** TOTAL VALUE: 4130 ASSESSED : 620
PARCEL ADDRESS	85441260.000 7728 NARCISSUS		

	TAX INFORMATION		
YEAR 2011	TAX DUE	PAID	BALANCE
COUNTY	31.85	0.00	33.44
CITY	19.90	0.00	20.90
SCHOOL	30.00	0.00	31.50
TOTAL	81.75	0.00	85.84 5% Penalty

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LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR
MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOT 187 HICKORY HILL EST S/D
HOMESTEAD CODE	None	UNIT #10 DB 1479-367
TAX DISTRICT	5840	(366 Map771.12-02)
PPIN	069629	TRL#71603 '92 16X56 APLAUSE
SECTION	12	
TOWNSHIP	7S	
RANGE	7W	

Book	Page	TAX SALES
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PURCHASE COUNTY TAX SALE FILES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2010	LARRY ELLIOTT	UNKNOWN
2009	DOUBLE HELIX LAND INVESTMENTS LL	UNKNOWN
2008	MELVINA TAYLOR	8/22/2011 BOYCE HOLLEMAN & ASSOCIATES

863-9829

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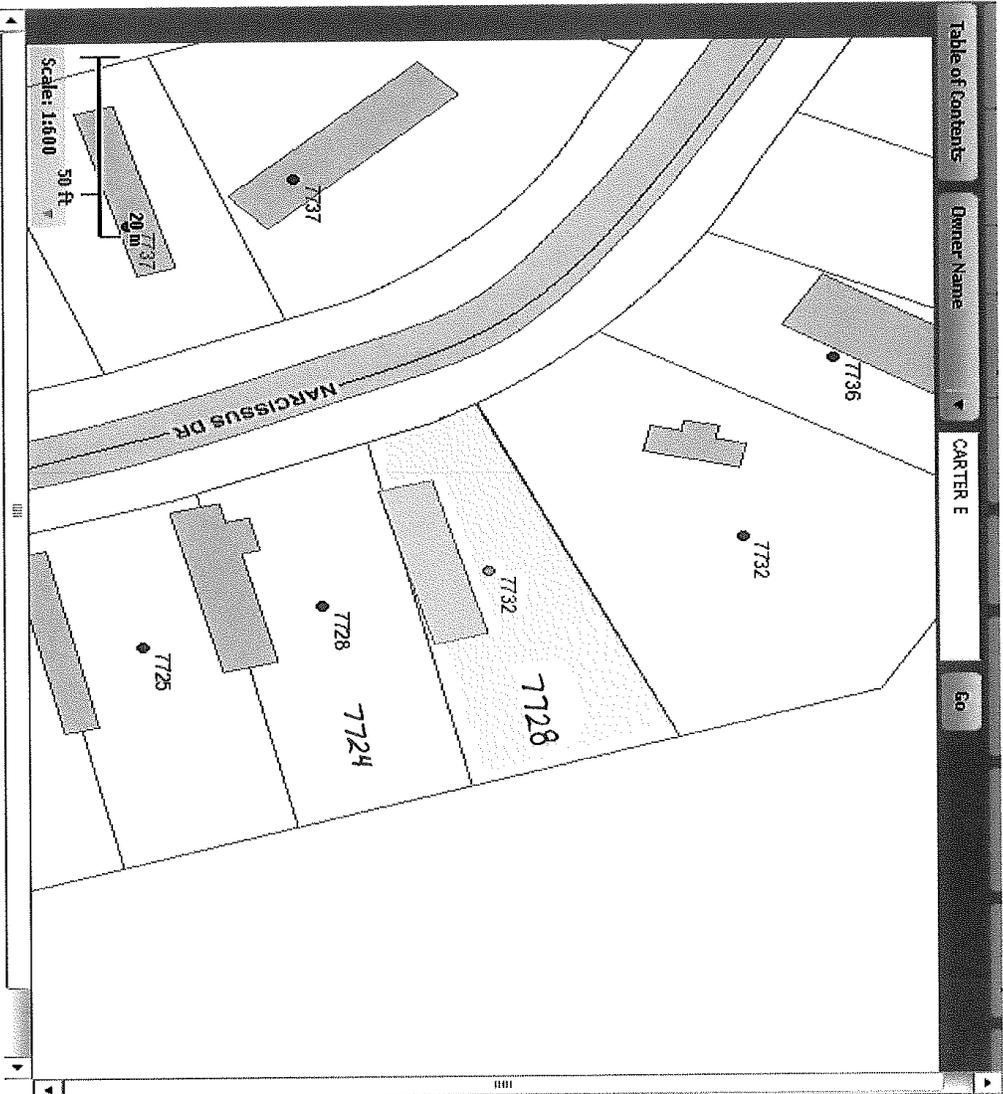


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Owner Name

CARTER E

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User Guide

Parcel ID: 85441260.000
Owner Name 1: CARTER EVELINA
Owner Name 2: NARCISSEUS DR
Owner Address: 7728 NARCISSEUS DR
Owner City: GAUTIER MS
Owner ZIP: 39553
Parcel Location: 7728 NARCISSEUS DR GAUTIER
Zoning Code: R-3
Legal Description 1: LOT 187 HICKORY HILL EST S/D
Legal Description 2: UNIT #10 DB 1479-367
Legal Description 3: (366 Map771.12-02)
Legal Description 4: TRL#71603 '92 16X56 APLAUSE

Clear Info



City of Gautier, MS



There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 021-2013

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, pursuant to the Mississippi Codes Annotated, 1972 & Title 21, Chapter 19, Section 11 and based on all evidence and testimony presented at the public hearing, including the Planning and Economic Development Department's discussion paper, that the property owned by – Travis Ward and John D. Ward, 1930 Greycliffe Drive, Lot #124 Hickory Hill Estate Subdivision and made the subject of this public hearing, to be in substandard conditions.

Based on these findings, the Mayor and Members of the Council hereby approve and authorize abatement proceedings as recommended by the Planning and Economic Development Department – Travis Ward and John D. Ward, 1930 Greycliffe Drive, Lot #124 Hickory Hill Estate Subdivision.

IT IS FURTHER ORDERED that the City Manager and City Clerk are authorized to execute any and all documents necessary.

Motion was made by Mayor Fortenberry, seconded by Councilwoman Martin and the following vote was recorded:

AYES: Tommy Fortenberry
Johnny Jones
Hurley Ray Guillotte
Gordon Gollott
Mary Martin
Scott Macfarland
Adam Colledge

NAYS: None

MAYOR

ATTEST:

CITY CLERK

PASSED AND ADOPTED by the Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of February 5, 2013.

MEMORANDUM

DATE: January 14, 2013

TO: Samantha D. Abell, City Manager

THRU: Patty Huffman, Grants and Projects Manager
Eric Meyer, Planning and Economic Development Director

FROM: Joseph E. Belles, Code Enforcement Officer

SUBJECT: Public Hearing for Substandard Property Conditions, 1930 Greycliffe Drive
Gautier, Mississippi 39553

ISSUE:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set the date of February 5, 2013, in order to conduct a public hearing and receive public comment(s) regarding the abatement of the subject property.

BACKGROUND:

An initial telephone complaint from a neighbor concerned with visible code violations were reviewed and substantiated by code enforcement and a code violation file was opened again against the property in December 2010. Code enforcement has dealt with repeated minor code violations with this property since October 2008. Code enforcement identified the 1984 model manufactured home in a state of disrepair and more specifically cited the vacant home filled with trash and debris visible through the windows and a small dog always running loose behind a three-foot chain link fence. The City of Gautier, Water Department advised code enforcement the water has been disconnected since October 2008. The United States Postal Service returned both letters mailed to the out-of-state owners at their address reflected on the Jackson County Tax Records as, insufficient address, unable to forward, and return to sender. Additionally copies of the returned letters were posted on the front door to the manufactured home. In January 2011, Ms Sunny Wilson who claimed to be the two owner's mother had the property cleaned and was informed of the City's revised manufactured home requirements when homes are vacant more than sixty days. After the manufactured home and property were cleaned, the code violation case was closed.

Code enforcements reopened the case when the property was observed in a state of disrepair and overgrown. The property is now unsecured, had malicious damage done to the inside of the home and presents blight to the neighborhood. The property was sold for the 2008 unpaid taxes to Mr. Henry Cornelius Edwards. Mr. Edwards was contacted three times by telephone and another letter of violation was posted on the front door November 1, 2012. Mr. Edwards address was located and a letter of violation was mailed notifying him of the property condition and possible potential abatement request by Code Enforcement to the City Manager and Council.

Property owners in the vicinity remain concerned with the visible appearance of this dilapidated structure, overgrown property and are concerned for the health, safety and welfare of their neighborhood. Code enforcement informed the owner by letter on December 10, 2012, the property would be recommended for an abatement hearing if not in compliance by January 31, 2013.

The property was posted with a copy of the hearing notification letter on January 10, 2013. Additionally, the parcel of land and City of Gautier, bulletin board were posted with a copy of the public hearing notice.

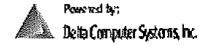
LEGAL DESCRIPTION:

This property listed on the land assessment roll more generally described as:

<u>Legal Description:</u>	PIDN 85441211.000 Lot 124 HICKORY HILL ESTATE SUBDIVISION Unit # 10 Deed Book 1420, page 872
<u>Property Address:</u>	1930 GREYCLIFFE DRIVE
<u>Owners of Record:</u>	Travis Ward & John D. Ward
<u>Last Known Address:</u>	62200 West End Blvd # 3214 Slidell, LA 70461

RECOMMENDATION:

The City Council should make a determination to find the property a menace to public health, safety and welfare of the community and direct staff to commence with the abatement of the dilapidated structures and surrounding property after the statutory 10-day appeal period from the date of Council action and adjournment.



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JACKSON COUNTY, MS

Current Date 11/27/2012

Tax Year 2012
Records Last Updated 11/26/2012

PROPERTY DETAIL

OWNER WARD TRAVIS C & WARD JOHN D
62200 WEST END BLVD #3214

SLIDELL LA 70461

ACRES : **NA**
LAND VALUE : 8500
IMPROVEMENTS : **NA**
TOTAL VALUE: 8500
ASSESSED : 1275

PARCEL 85441211.000
ADDRESS 1930 GREYCLIFFE

TAX INFORMATION

YEAR 2012	TAX DUE	PAID	BALANCE
COUNTY	65.50	0.00	65.50
CITY	40.93	0.00	40.93
SCHOOL	59.15	0.00	59.15
TOTAL	165.58	0.00	165.58

To Pay Online, WWW.MS1STOP.COM

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR MISCELLANEOUS INFORMATION

EXEMPT CODE
HOMESTEAD CODE None
TAX DISTRICT 5840
PPIN 069581
SECTION 12
TOWNSHIP 7S
RANGE 7W

LEGAL LOT 124 HICKORY HILL EST S/D
UNIT #10 DB 1420-872
(314 MAP771.12-02)

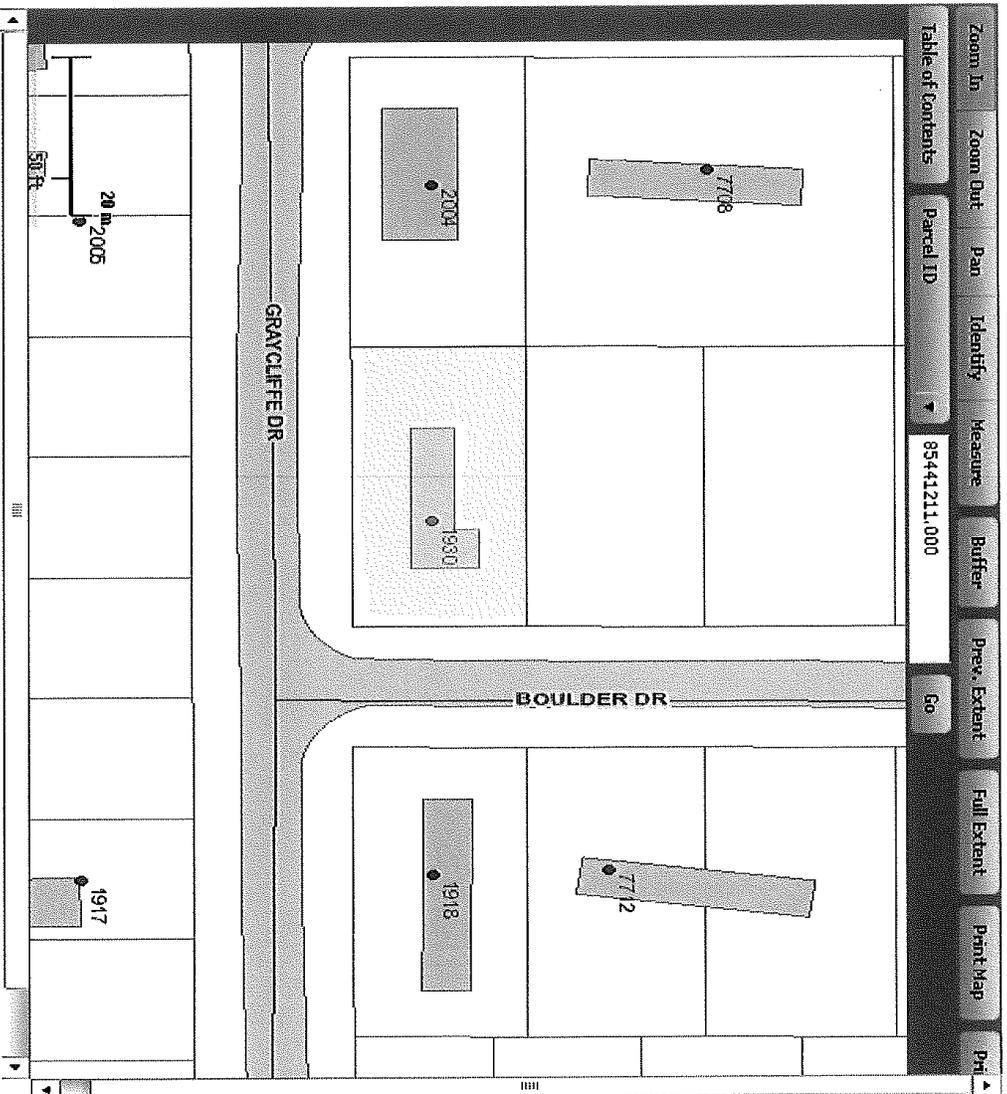
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TAX SALES

PURCHASE COUNTY TAX SALE FILES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2011	JAMES F DOBSON	UNKNOWN
2010	ON POINT LLC	UNKNOWN
2009	JOSEPH A SKELTON	9/ 7/2012 BETTY EDWARDS
2008	HENRY CORNELIUS EDWARDS	UNKNOWN
2006	INTREPID GROUP LLC	8/ 4/2008 TRAVIS WARD
2005	J T GREAT, LLC	8/ 4/2008 TRAVIS WARD

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User Guide

Parcel ID:
85441211.000

Owner Name 1: WARD TRAVIS C & WARD JOHN D

Owner Name 2:

Owner Address: 62200 WEST END BLVD #3214

Owner City: SLIDELL LA

Owner ZIP: 70461

Parcel Location: 1930 GREYCLIFFE DR GAUTIER

Zoning Code: R-3

Legal Description 1: LOT 124 HICKORY HILL EST S/D

Legal Description 2: UNIT #10 DB 1420-872

Legal Description 3: (314 MAP71.12-02)

Legal Description 4:

Legal Description 5:

Legal Description 6:

Clear Info



City of Gautier, MS

